

VILLA NOVA CONDOMINIUM ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
Wednesday, October 20, 2021 at 4:30 PM
Clubhouse Meeting Room

Call to Order – John Rude called the meeting to order at 4:30

Proof of Notice – Notice was properly posted in accordance with FL Statute 718

Quorum – A Quorum was established with John Rude/President, Carole Gold/Secretary, Robert Vodnoy/Vice President, Everette Green/Treasurer, and Pyotr Sheyner/Director all present. Also present was Sean Noonan from Sunstate Management and several residents.

Approval of Minutes - A **Motion** was made by Robert and seconded by John to approve the September 2021 Board Meeting Minutes. **Motion** passed unanimously.

Appointment of Meeting Chair – A **Motion** was made by John and seconded by Robert to appoint Sean Noonan to chair the meeting. **Motion** passed unanimously.

Officers Reports

President's Report – John reported Sean should be copied on all emails from members.

Vice President's Report – Robert reported on the walk around with Sean. He reported on his meeting with Jorge, and they identified the projects needed on an ad-hoc basis. Robert would like to see a landscape committee to bring some landscape ideas to the board and encouraged members to run for the board.

Treasurer's Report – No Report

Secretary's Report – Carole reported the newsletter will outline many activities coming up. Unfortunately, Arlene has passed and there will be multiple properties hitting the market soon.

Director Report – No Report

Unfinished Business

- **Landscaping Improvements** – John reported we are looking to put more plants in and add stone. Some of the 2 story buildings have some drainage issues and we are looking to extend the stones.
- **Gutter Repair** – John reported Jorge will be providing a quote to repair the gutters.
- **Drainage Issues** – Robert reported he spoke with J&J more globally around the association rather than smaller project.
- **Lease Agreements** – Pyotr has implemented an addendum to his leases that will be protecting the HOA against being sued as attached to these corporate documents.

New Business

- **Pool Signage** – John will send Sean a draft for the signs to order from Dorsett.

- **Solar Lights on Fence** – John would like to buy a few solar motion lights for the fence to test out
- **Reliance Contract** – The board has not been pleased with the performance from Reliance. A Motion was made by John and seconded by Robert to terminate the contract 30 days from today. Motion passed unanimously.
- **Paint Touch Up** – John reported the black hinges on the gates were not painted. We will be having someone paint the hinges

Homeowner Comments – Everette asked about roofs and John reported we may have enough money to do one more roof this year. Anita asked about the lights on the fence. A resident reported 2 slats on her fence weren't painted. Another resident reported he thinks a stop sign should be put in at each egress. A **Motion** was made by John and seconded by Robert to install stop signs. **Motion** passed unanimously. A resident asked about the oil spots in the parking spaces. John is working with the asphalt company to have this resolved. Carole reported if owners have any pest issues to let management know and Sean will contact Orkin.

Announcements – Next Meeting will be held November 17, 2021 at 4:30 PM

Adjournment – A **Motion** was made by John and seconded by Bob to adjourn the meeting at 5:40 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan

Sean Noonan

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums